

030.0

Map

0002

Block

0012.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,041,800 /

USE VALUE: 1,041,800 /

ASSESSed: 1,041,800 /

Total Card /

Total Parcel

1,041,800

1,041,800

1,041,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		HARLOW ST, ARLINGTON

Unit #:

Owner 1: SIMMONS MARY A/ LIFE ESTATE

Owner 2:

Owner 3:

Street 1: 66 HARLOW ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

OWNERSHIP

Owner 1: SIMMONS MARY A/ LIFE ESTATE

Owner 2:

Owner 3:

Street 1: 66 HARLOW ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,591 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 3211 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6591		Sq. Ft.	Site		0	80.	0.94	1									494,183						494,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6591.000	542,700	4,900	494,200	1,041,800
Total Card	0.151	542,700	4,900	494,200	1,041,800
Total Parcel	0.151	542,700	4,900	494,200	1,041,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	324.45	/Parcel:	324.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	542,700	4900	6,591.	494,200	1,041,800	1,041,800	Year End Roll	12/18/2019
2019	104	FV	415,100	4900	6,591.	525,100	945,100	945,100	Year End Roll	1/3/2019
2018	104	FV	415,100	4900	6,591.	383,000	803,000	803,000	Year End Roll	12/20/2017
2017	104	FV	365,300	4900	6,591.	333,600	703,800	703,800	Year End Roll	1/3/2017
2016	104	FV	365,300	4900	6,591.	284,200	654,400	654,400	Year End	1/4/2016
2015	104	FV	326,100	4900	6,591.	278,000	609,000	609,000	Year End Roll	12/11/2014
2014	104	FV	326,100	4900	6,591.	228,600	559,600	559,600	Year End Roll	12/16/2013
2013	104	FV	339,000	4900	6,591.	217,400	561,300	561,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMMONS THOMAS	70475-199		1/5/2018	Convenience		1	No	No	Thomas--> 50% of his 1/3 interest
SIMMONS MARY A,	56989-453		6/15/2011	Convenience		1	No	No	Remainder Robert F , Joseph P, James M & Davi
SIMMONS RICHARD	30220-552		5/27/1999	Convenience		1	No	No	
	11350-350		6/29/1967				No	No	N

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMMONS THOMAS	70475-199		1/5/2018	Convenience		1	No	No	Thomas--> 50% of his 1/3 interest
SIMMONS MARY A,	56989-453		6/15/2011	Convenience		1	No	No	Remainder Robert F , Joseph P, James M & Davi
SIMMONS RICHARD	30220-552		5/27/1999	Convenience		1	No	No	
	11350-350		6/29/1967				No	No	N

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2018	263	Porch	5,500	C				
7/27/2007	632	Manual	12,150					remove and rebuild

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2018	263	Porch	5,500	C				
7/27/2007	632	Manual	12,150					remove and rebuild

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2017	Inspected	PH	Patrick H
8/11/2017	MEAS&NOTICE	HS	Hanne S
2/29/2012	Inspected	BR	B Rossignol
4/29/2009	Meas/Inspect	189	PATRIOT
2/22/2000	Mailer Sent	263	PATRIOT
2/22/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1:	20676
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	17:53:36

LAST REV

Date	Time
05/02/18	08:15:53
danam	
2491	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

aporo

2021

More: N	Total Yard Items:	4,900	Total Special Features:		Total:	4,900
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